

**DRAFT DRAFT DRAFT**  
REGULAR MEETING  
GOODLETTSVILLE CITY COMMISSION

Date: January 25, 2018

Time: 6:30

Place: City Hall

Present: Harry Bell, John Coombs, Jeff Duncan, Rusty Tinnin and Zach Young. Absent:

Also Present: Russell Freeman, Addam McCormick, Julie High, Tim Ellis, Jeff McCormick, Greg Edrington, Gary Goodwin, Ken Reeves, Allison Baker, Mary Laine Hucks, Kimberly Lynn, Larry DiOrio, Marilee Tice and others.

Mayor Coombs called the meeting to order. Pastor Tim Stutler offered prayer. Mayor Coombs led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Coombs present, Vice Mayor Duncan present, Commissioner Bell present, Commissioner Tinnin present, and Commissioner Young present.

Consider minutes of the January 11, 2018 regular meeting of the Board of Commissioners. Commissioner Tinnin made a motion to approve the minutes as written. Commissioner Young seconded the motion and motion passed 5-0.

Charlotte Rosenbaum of 221 Shevel Drive addressed the Commission regarding her owner occupied short term rental property. She stated she went through the proper procedure to obtain business licenses and permits to become a legal owner occupied short term rental. She is licensed to collect and pay City and County taxes and occupancy taxes. She began rentals to guests in July of 2017 and in December of 2017 she received an official notice to stop the short-term rental. This home rental income is important to her retirement. She lives in the upper portion of her home and rents out the lower portion to no more than four people at a time. Her neighbors are aware of her rental and stated she has never had any complaints from neighbors or any police reports on her location. She manages her own property. Her rental promotes Goodlettsville and the surrounding areas. She believes she provides an important service to the community. She requests the Board consider ways to work with the owner occupied short term rentals for solutions.

Mayor Coombs stated this City is working very hard to come to grips on how to address Airbnb and Vacation Rentals by Owner. At this point in time we have not reached a place to give firm guidance. He assured her we are sensitive to it and working to resolve that particular problem. He asked that she would provide input in future meetings.

City Manager Tim Ellis addressed the Board regarding an updated bond rating from Moody's Investors Service. The bond rating is a Aa3 and under a credit overview they referenced a robust financial position, extremely small debt burden, and a moderate pension liability. A Aa3 rating is defined as high quality and very low credit risk.

Mayor Coombs stated that this rating is a reflection of City Manager Ellis's management skills and a reflection on the elected officials of this City and their effort to bring about a cost-effective government.

Commissioner Young stated that when we are here to take care of matters of the City he is growing tired of having to rush through that. He wishes we could pick a particular time for the Study Session and stick with that time for every Study Session. He said it is hard to remember the time since every Study Session time is a moving target. He said it's hard for citizens to know what time our Study Sessions are too. He stated it seems we are more often than not rushing through the Study Session and wants to consider picking a time and sticking to it so we are not rushing through it every time.

Consider old business.

Consider new business.

Consider Ordinance 18-912, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a property on Northcreek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval, first reading. Vice Mayor Duncan made a motion to consider Ordinance 18-912. Commissioner Young seconded the motion. Commissioner Young said he is excited about this particular development and thinks it is a neat way for us to move towards progressive development. This particular project is residential but is in a dense commercial area and is exciting to see this move forward. Vice Mayor Duncan stated there was concern at the Planning and Zoning Meeting regarding access to this property and doesn't think it is an issue long term after Lot 3 is developed. He asked the developer if there is anything they can do to work with the owner of Lot 3 and use that existing entrance along Northcreek Boulevard as a temporary measure to access the site, it would help alleviate a lot of the concerns at Planning and Zoning. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 18-912.

With no further business, the meeting was adjourned at approximately 6:46 p.m.

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City Recorder

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Mayor